

PETITION FOR ZONING VARIANCE 85-43-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure to be located in the side and front yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The topography of this piece of property makes it impractical, if not impossible, to place a pool in the rear yard. The land falls off 40 ft. between the front and the back of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

JAMES S. KING

(Type or Print Name)

Signature

ANN E. KING

(Type or Print Name)

Signature

2007 RIDGECREST COURT 825-2382

Address Phone No.

RUXTON, MARYLAND 21204

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

JAMES S. KING

Name

2007 RIDGECREST COURT, RUXTON, MD 21204 (825-2382)

Address Phone No.

ORDER RECEIVED FOR FILING

DATE August 27, 1984

BY Mary King

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of June, 1984, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

on the 16th day of August, 1984, at 9:45 o'clock

Call John

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 25, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Zoning Petition Nos. 85-37-A, 85-38-A, 85-39-A,
SUBJECT: 85-40-A, 85-42-A, 85-43-A, and 85-44-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 2, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. James S. King
2007 Ridgcrest Court
Ruxton, Maryland 21204

RE: Case No. 85-43-A (Item No. 351)
Petitioner - James S. King, et ux
Variance Petition

Dear Mr. & Mrs. King:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 13, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #351 (1983-1984)
Property Owner: James S. King, et ux
S/S Ridgcrest Ct. 567' W. Darnell Rd.
Acres: 168.67/250 X 359.32/439.70
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 95618, executed in conjunction with the development of "Ruxton Hills", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in conjunction with this Item 351 (1983-1984).

Very truly yours,

Gilbert S. Benson, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:iss

O-NE Key Sheet
NW 9 C Topo

36 NW 9 Pos. Sheet
69 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6-26-84
Item # 351
Property Owner: James S. King, et ux
Location: S/S Ridgcrest Ct.
W. Darnell Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the Floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Roswell

BALTIMORE COUNTY
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 3, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James S. King, et ux

Location: S/S Ridgcrest Ct. 567' W. Darnell Road

Item No.: 351

Zoning Agenda: Meeting of 6/26/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and require to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Hagonett
Fire Prevention Bureau

REVIEWED: Eugene A. Bober
Planning Group
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and its appeal that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of August, 1984, that the herein Petition for Variance(s) to permit an accessory structure to be located in the side and front yards in lieu of the required rear yard, in accordance with the letter and revised plan, dated August 20, 1984, is hereby GRANTED, from and after the date of this Order.

Jean Jung
Deputy Zoning Commissioner of
Baltimore County

OFFICE RECEIVED FOR FILING

DATE August 27, 1984
BY *Mary Campbell*
JUNIOR CLERK



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

TED ZALESKI JR.
DIRECTOR

OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

RECEIVED

Comments on Item #351

Comments on Item #351

Property Owners James S. King, et ux

Location SS Ridgecrest Court

Existing Zoning D. R. 1

Proposed Zoning Variance to permit an accessory structure to be located in side and front yard

Address 9th

Notes: The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 Chapter of Homeowner-Owner-Builder-Builder-Builder and other applicable Codes.

2. A building and other miscellaneous permits shall be required before beginning construction.

3. Resubmittal: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 101 and Table 102.

6. Requested variance conflicts with the Baltimore County Building Code, Section 101.

7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

9. Comments:

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Ridgecrest Ct., 567' : OF BALTIMORE COUNTY
W of Darnell Rd. (2007) :
Ridgecrest Ct., :
9th District :
JAMES S. KING, et ux, : Case No. 85-43-A
Petitioners :

ENTRY OF APPEARANCE

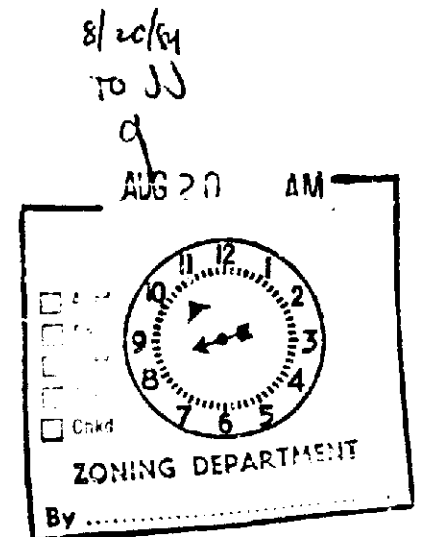
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James S. King, 2007 Ridgecrest Court, Ruxton, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



August 20, 1984

Case# 85-43-A

Jean Jung
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

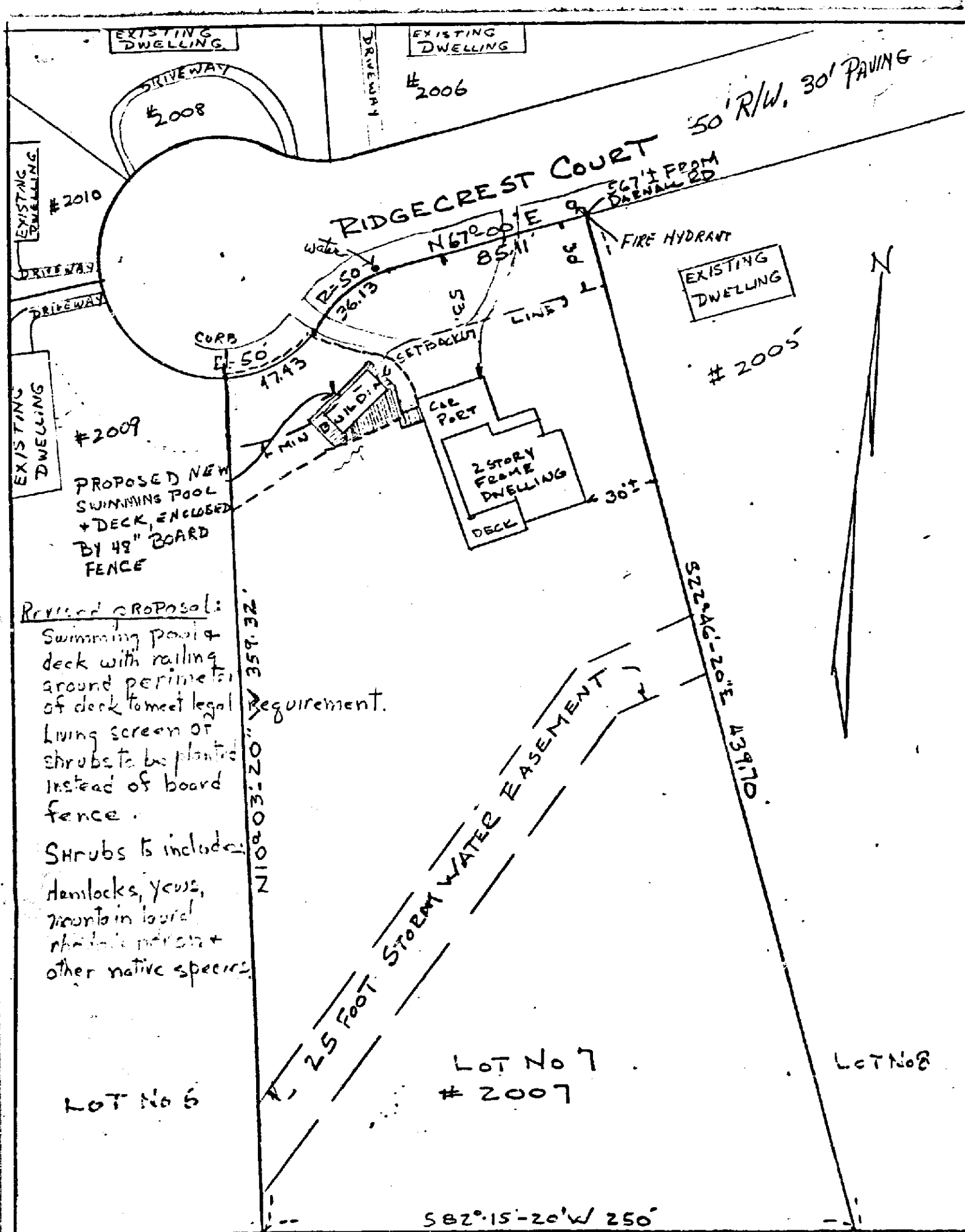
Dear Commissioner Jung:

Attached is a revised proposal regarding the placement of an above-ground pool and deck on our property at 2007 Ridgecrest Court.

We are also enclosing a statement signed by our neighbors on the cul-de-sac, indicating that they approve of our plans, with the elimination of the perimeter, board fence and the inclusion of a living screen of trees and shrubs.

James S. King
James S. King, et ux
2007 Ridgecrest Court
Ruxton, Maryland 21204
467-3006

JSK/kel

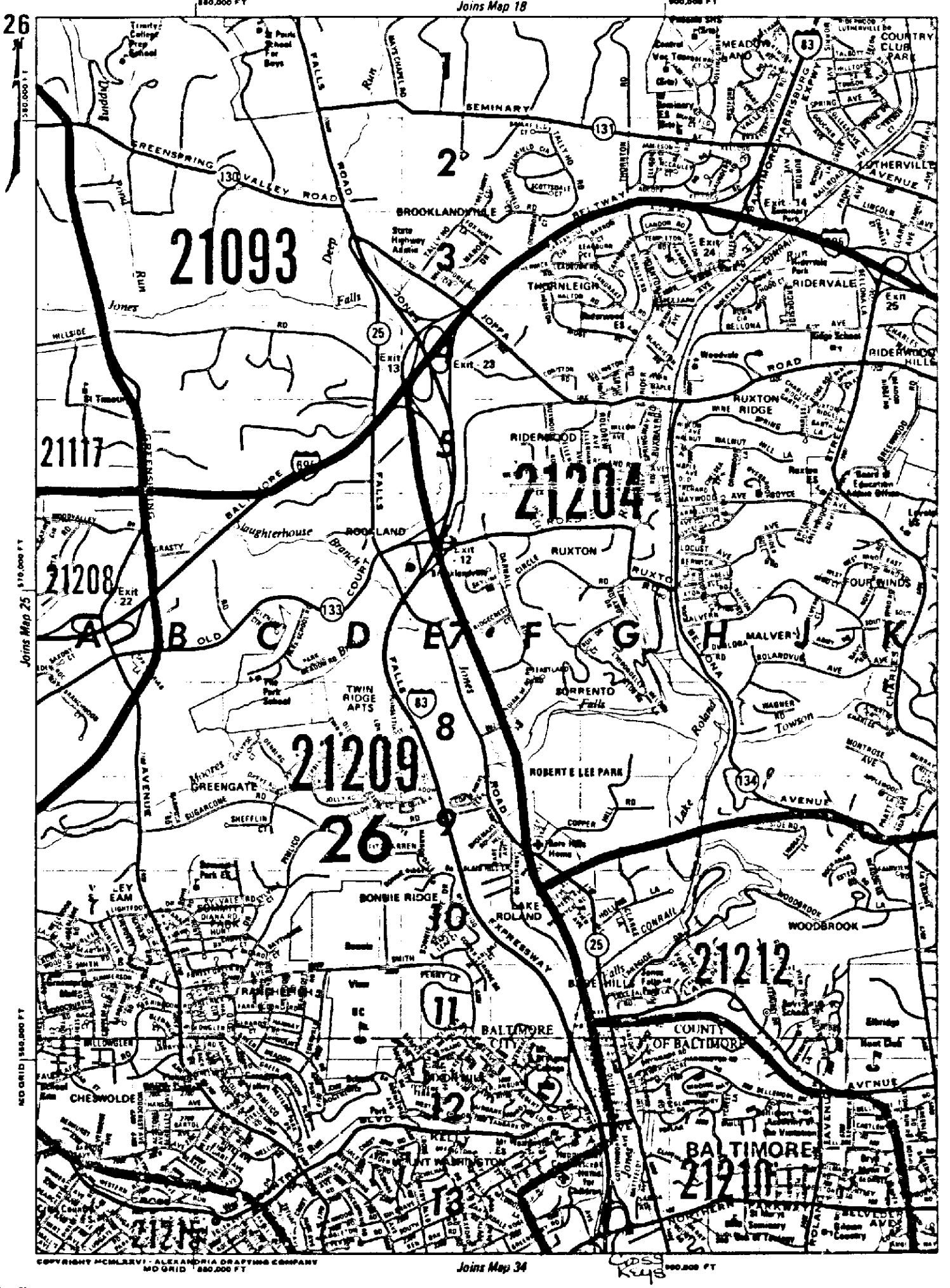


THE UNDERSIGNED ARE AGREEABLE TO THE ZONING VARIANCE REQUEST OF MR. AND MRS. JAMES S. KING, 2007 RIDGECREST COURT, RUXTON, MARYLAND, WITH THE UNDERSTANDING THAT THE ORIGINALLY PROPOSED PERIMETER FENCE WILL BE SUPPLANTED BY A LIVING SCREEN OF TREES AND SHRUBS, SUCH AS HEMLOCKS, YEW, MOUNTAIN LAUREL, RHODODENDRON AND OTHER NATIVE SPECIES.

NAME *J. Richard Willis*
ADDRESS *2007 Ridgecrest Court*
DATE *Aug 18, 1984*

NAME *Edward W. Cooper*
ADDRESS *2010 Ridgecrest Ct.*
DATE *8/11/84*

NAME *Paul M. Hoff*
ADDRESS *2007 Ridgecrest Court*
DATE *8/11/84*
Paul M. Hoff



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 346, 347, 348, 349, 350, 351, 352, 353, 354 ZAC-Meeting of June 26, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

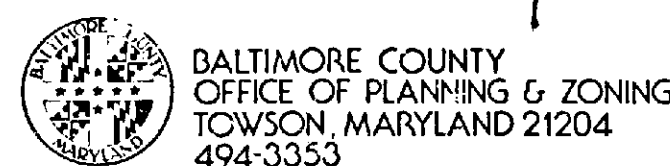
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 346, 347, 348, 349, 350, 351, 352, 353, 354.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/can



ARNOLD JABLON
ZONING COMMISSIONER

August 27, 1984

Mr. and Mrs. James S. King
2007 Ridgcrest Court
Ruxton, Maryland 21204

RE: Petition for Variance
S/S of Ridgcrest Ct., 567' W
of Darnell Rd. (2007 Ridgcrest Ct.)
9th Election District
James S. King, et ux - Petitioners
Case No. 85-43-A (Item No. 351)

Dear Mr. and Mrs. King:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. J. Richard Whillig
2009 Ridgcrest Court
Ruxton, Maryland 21204

People's Counsel

Mr. & Mrs. James S. King
2007 Ridgcrest Court
Ruxton, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
S/S of Ridgcrest Ct., 567' W of Darnell
Rd. (2007 Ridgcrest Court)
James S. King, et ux - Petitioners
Case No. 85-43-A

Time: 9:45 A.M.

DATE: Tuesday, August 14, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130528

DATE: 8/12/84 ACCOUNT: P-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: James S. King

FOR: Petition for Variance

C 135*****35010 81324

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the south side of Ridgcrest Court, at a distance of 567' west of Darnell Road, Being Lot No. 7 as shown on Plat No. 5, Ruxton Hills, which Plat is recorded among the land records of Baltimore County in Plat Book GLS No. 24, folio 75. Also known as 2007 Ridgcrest Court.

PETITION FOR VARIANCE

9th Election District

Petition for Variance

LOCATION: South side Ridgcrest Court, 567 ft. West of Darnell Road (2007 Ridgcrest Court)

DATE & TIME: Tuesday, August 14, 1984 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side and front yards instead of the required rear yard

Being the property of James S. King, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7-26-84
Posted for: Variance
Petitioner: James S. King
Location of property: S/S of Ridgcrest Ct., 567' W of Darnell Rd. (2007 Ridgcrest Court)
Location of Signs: S/S of Ridgcrest Court, Approx. 590' W of Darnell Rd.
Remarks: _____
Posted by: Stephen J. Arata Date of return: 8-3-84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

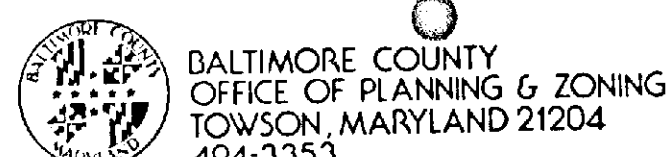
TOWSON, MD., July 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 26, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

090 00



ARNOLD JABLON
ZONING COMMISSIONER

August 3, 1984

Mr. & Mrs. James S. King
2007 Ridgcrest Court
Ruxton, Maryland 21204

Re: Petition for Variance
S/S of Ridgcrest Ct., 567' W of Darnell
Road (2007 Ridgcrest Court)
James S. King, et ux - Petitioners
Case No. 85-43-A

Dear Mr. & Mrs. King:

This is to advise you that \$50.97 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133227

DATE: 8-14-84 ACCOUNT: R-01-615-000

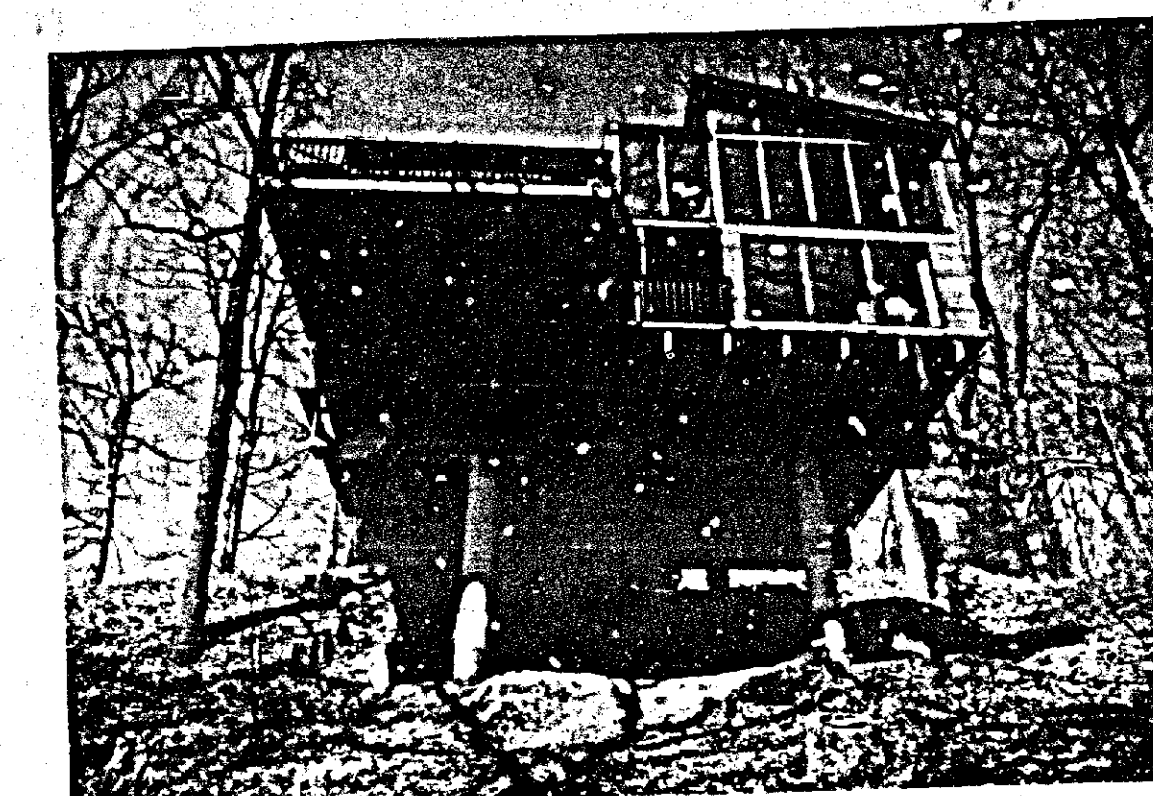
AMOUNT: \$50.97

RECEIVED FROM: James S. King

FOR: Petition for Variance

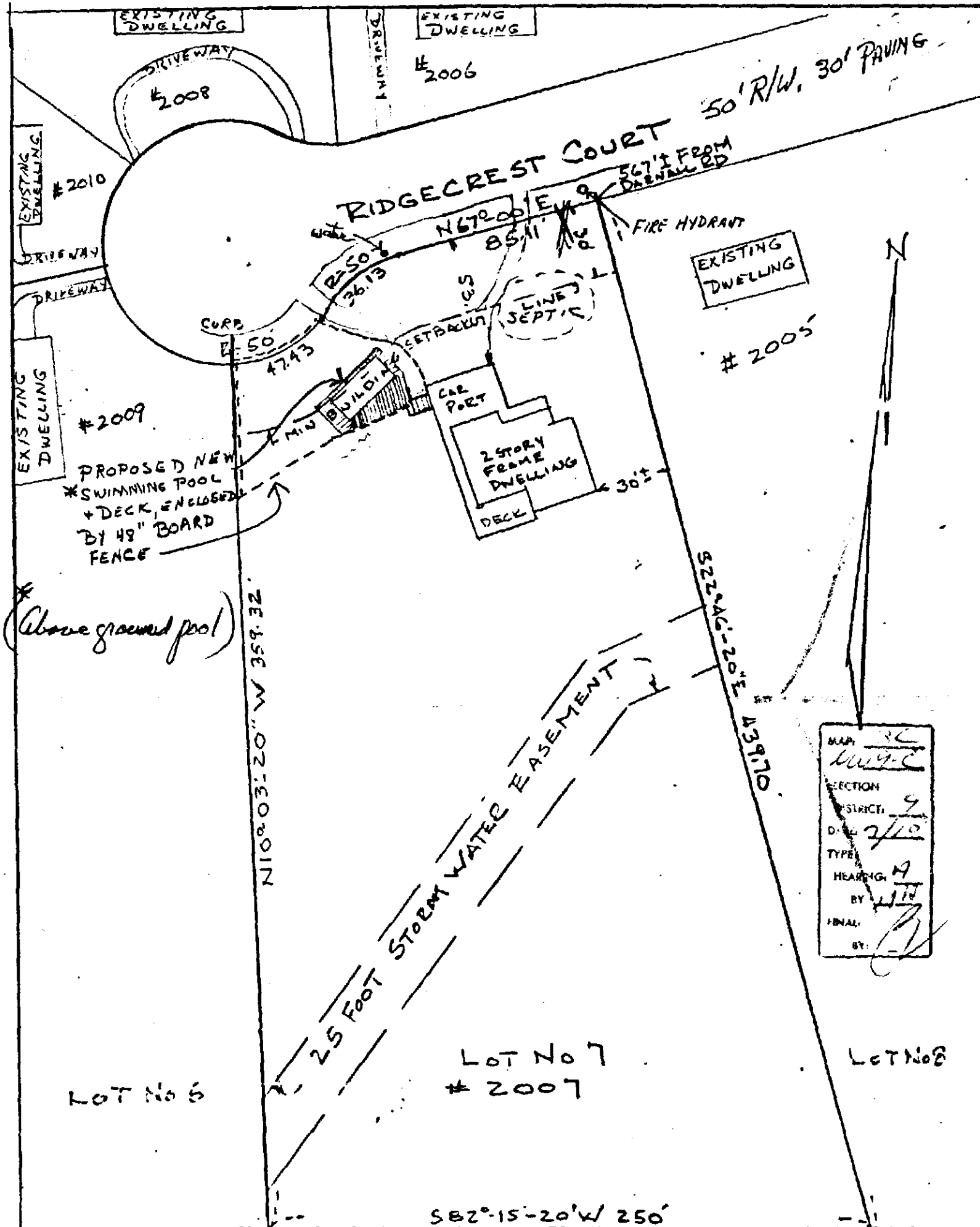
C 025*****50971 2142

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

L6321-7-150-975
85-43-A
Towson, Md. 8/20/1984
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 25th day of July, 1984.
The TOWSON TIMES
[Signature]
Cost of Advertisement: \$25.97



MAP	3C
SECTION	11
DISTRICT	9
DATE	2/10
TYPE	
HEARING	19
BY	1/11
FINAL	
BY	

PLAT FOR ZONING VARIANCE
 OWNER - JAMES S. & ANN E. KING
 DISTRICT 9 ZONED DR.1
 SUBDIVISION - RUXTON HILLS
 LOT 7 PLAT 5
 PLAT BOOK GLB - NO 24, FOLIO 75

SCALE: 1" = 50'

#351